

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
August 1, 2005

- PRESENT:

Tom Cowan, Chairman
Rick Meahl
John Potera
Terry Janicz
John Olaf
Christine Falkowski, Planning Board Clerk
Rebecca Baker, Zoning Officer
- ABSENT:

Andy Kelkenberg
Don Hoefler

The Planning Board meeting was called to order by Tom Cowan at 7:30PM.

**Preapplication Conference - Change in Use to Church - McConnaughey
13008 Main Road**

Jim Pixley, Mr. McConnaughey’s representative, and Chris Murry, Pastor attended the meeting. This property has an auto repair business in one part, and a church in the other part that began operating without an approved site plan. This is a change in use (from retail to a church). A violation notice and letter were sent certified mail to Mr. McConnaughey on July 14th stating that public gatherings must cease immediately as Newstead Town Code calls for an approved site plan for a change-in-use. Is the operation of the church suitable at this location? The applicant must consult NYS Dept. of Transportation regarding access onto Route 5. Safe egress and ingress, parking spots, handicapped parking, signage, lighting, landscaping and adherence to the Overlay Zone must be addressed on an engineered site plan. Ideas for temporary worship locations were discussed until the site plan is prepared, reviewed and approved. The sign on the other side of the building that says “used car lot for rent or lease” has been removed.

Bedford’s Greenhouse – Parking Lot Expansion

The Planning Board voted to approve the site plan in April. Erie County Planning already commented, and the lead agency coordinated review has now been initiated. Newstead Town Engineer requested a drainage plan, which we have not yet received.

Minutes Review - John Olaf motioned to approve the minutes of July 11, 2005, seconded by Terry:

- Tom Cowan

- Aye
- Terry Janicz

- Aye
- John Olaf

- Aye
- Rick Meahl

- Aye
- John Potera

- Aye

Special Use Permits in RA Zone for Home Based Businesses - The April 4th memo of recommendations went to the Town Board. Rebecca informed the Board that Dale Fryling sent us a letter stating that he is storing commercial and personal equipment in his pole barn on Stage Road.

Subway Restaurant

The Planning Board reported that this site at 13001 Main Road is unkempt with weeds, and that the pole signboard that their sign is attached to is unsightly. Zoning officer has been in contact with owner. Sign has been painted and weeds are being addressed.

Golden Pond Estates

It appears that a new road is being constructed and that the park is expanding. Was this approved previously on a site plan/master plan?

Zoning Report – was reviewed; no questions.

- Next Agenda deadline:

Friday, August 5, 2005
- Next Agenda meeting:

Thursday, August 11, 2005
- Next PB meeting:

August 15, 2005

John made a motion to adjourn the meeting at 8:30PM, seconded by Rick and all approved.

Respectfully submitted,

Christine Falkowski, Recording Secretary